

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Richard B Curry
Karen L. Curry

Debtor(s)

CHAPTER 7

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY)

NO. 18-11603 elf

Movant

vs.

11 U.S.C. Section 362

Richard B Curry
Karen L. Curry

Debtor(s)

Robert H. Holber Esq.

Trustee

ORDER

AND NOW, this 18th day of April, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under 11 U.S.C. Sections 362, is modified with respect to the subject premises located at 1075 Avenue B, Langhorne, PA 19047 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**